



29 Fairfield Road, Peterborough PE2 8BD

£270,000



*** CLOSE TO CITY CENTRE *** " This detached home features a very generous sized garden and a central location! With walking distance into the city centre and Posh football stadium, this 3 bedroom home has off road parking, 2 reception rooms, kitchen, utility, 3 bedrooms, an en-suite and family bathroom. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE

Door to side and stairs to first floor.

RECEPTION ROOM 1

12' 9" x 12' 4" (into bay) (3.89m x 3.76m) 10' 4"(min) (3.15m) (approx) Bay window to front and radiator.

RECEPTION ROOM 2

10' 8" x 12' 9"(min) (3.25m x 3.89m) 14' 4"(into bay) (4.37m) (approx) Window to rear, bay window to side, understairs cupboard and radiator.

KITCHEN

15' 8" x 6' 9" (4.78m x 2.06m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, four ring gas hob with extractor fan over, space for an under counter dishwasher and space for a fridge / freezer. Two UPVC double glazed windows to side and door to side.

UTILITY

6' 6" x 4' 3" (1.98m x 1.30m) (approx) Sink unit with mixer tap, plumbing for a washing machine and wall mounted boiler. UPVC double glazed window to rear.

LANDING

Radiator.

BEDROOM 1

13' 0" x 10' 4" (to cupboard) (3.96m x 3.15m) (approx) UPVC double glazed windows to front and side, cupboard with loft access and radiator.

BEDROOM 2

12' 4" x 6' 9" (3.76m x 2.06m) (approx) Window to side and radiator.

ENSUITE

Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear.

BEDROOM 3

9' 9" x 4' 9" (2.97m x 1.45m) (approx) Window to side.

BATHROOM

9' 9" x 4' 9" (2.97m x 1.45m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath with shower over and heated towel rail.

OUTSIDE

The side of the property has off road parking. The large rear garden is mainly laid to lawn and has mature shrubs.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The vendor has advised us of the following:
Plumbing is in place for a downstairs toilet in the utility room.

